

PUBLIC SALES

TRUSTEES' SALE OF VALUABLE REAL ESTATE

By virtue of a decree of the Circuit Court of Frederick County, Maryland, sitting as a Court of Equity, and by the authority thereof, passed in No. 15015 Equity, in said Court, on the 30th day of December, 1943, the undersigned Trustees will sell at public auction, at the Court House in Frederick City, Frederick County, Maryland, on Saturday, January 22, 1944, at 10 o'clock a. m. (E.W.T.), all the following described valuable real estate of which a certain Charles A. Staley, late of Frederick County, Maryland, died seized and possessed, to-wit:

FIRST: All that valuable farm situate, lying and being about two miles East of Frederick City, in Frederick County, Maryland, containing 229 $\frac{3}{4}$ acres and 30 perches of land, more or less, improved with a large brick dwelling house, bank barn, dairy house, wagon shed, corn crib, chicken houses and other necessary outbuildings. Electricity and furnace in the dwelling house. Barn is equipped for dairy purposes to ship milk to Washington.

This is one of the most productive and desirable farms in Frederick County.

And being all and the same real estate conveyed by Oscar L. Staley to Charles A. Staley, by deed dated September 4, 1931, and recorded in Liber No. 380, Folio 322, one of the Land Records of said Frederick County. Reference is hereby made to said deed for a more complete description of said farm.

SECOND: All that valuable farm and the improvements thereon situated at Yellow Springs, in Tuscarora District, Frederick County, Maryland, improved with a stone dwelling house, bank barn, tenant house, wagon shed, corn crib, chicken houses and other necessary outbuildings.

This is a fine farm conveniently located along the improved road leading from Frederick to Yellow Springs, and is well watered with an abundance of running water, also the right to use water from the Frederick City water main for household purposes at the dwelling house.

And being all and the same real estate conveyed by Joseph E. Staley and wife to Charles A. Staley, by deed dated March 30, 1911, and recorded in Liber II, W. B. No. 296, Folio 96, one of the Land Records of said Frederick County; and also contained in said farm are seven acres of land, more or less, devised by Albert W. Burkhardt to Charles A. Staley, by will dated December 15, 1906, and recorded in Liber W. B. C. No. 2, Folio 210, one of the Will Records of said Frederick County. Reference is hereby made to said deed and will for a more complete description of this farm, containing in the aggregate 155 $\frac{1}{4}$ acres of land, more or less.

THIRD: All that valuable lot or parcel of land situated, lying and being on the North side of Dill Avenue in Frederick City, Maryland, fronting on said Dill Avenue 40 feet two and one-half inches, more or less, and running back for depth 150 feet, more or less, to a 20-foot public alley, and improved with an eight-room modern brick dwelling house, now known as No. 247 on said Dill Avenue, in a good state of repair, and a two-car garage and a small hen house.

And being all and the same real estate conveyed by Lester E. Shafer, et. al. to Charles A. Staley, by deed dated April 3, 1926, and recorded in Liber No. 356, Folio 544, one of the Land Records of said Frederick County. Reference is hereby made to said deed for a more complete description of said real estate. This is an excellent property in a fine residential section of Frederick.

Terms of Sale as prescribed by said decree:

One-half of the purchase money cash on the day of sale, or the ratification thereof by the Court, the residue in six months, the purchaser or purchasers giving his, her, or their notes, with approved security and bearing interest from the day of sale, or all cash at the option of the purchaser or purchasers thereof.

A deposit of \$2000.00 will be required of the purchaser of the farm described as "First" in the advertisement, at time of sale.

A deposit of \$750.00 will be required of the purchaser of the farm described as "Second" in said advertisement, at time of sale.

A deposit of \$700.00 will be required of the purchaser of the house and lot described as "Third" in the advertisement, at the time of sale.

All expenses of conveyancing including revenue stamps to be paid by the purchasers.

HOLDEN S. FELTON,
AMOS A. HOLTER,
JACOB ROHRBACK,

Trustees.

Holden S. Felton, Solicitor
Emmert R. Bowlus, Auctioneer

± (we) hereby acknowledge that ± (we) have this 22 day of January, 1944, purchased from Holden S. Felton, Amos A. Holter and Jacob Rohrbach, Trustees, all that farm described as FIRST in the annexed advertisement of sale, situated in Frederick District, Frederick County, Maryland, containing 229 $\frac{3}{4}$ acres of land, more or less, at and for the sum of *Thirty Two Thousand* Dollars (\$32000⁰⁰); and ± (we) hereby agree to comply with the terms of sale as set forth in said advertisement.

WITNESS ~~my~~ (our) hands and seals this 22 day of

January, 1944.

WITNESS:

David J. Thomas (SEAL)

Alma C. Thomas (SEAL)

Emmert R. Bowlus

Filed Jan. 24, 1944